

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, MARCH 10, 2009, AT 7:00 PM
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Chair Chris Rofidal, Jean Rehkamp Larson, Laura Benson, Arlene Forrest, Connie Fukuda, Lou Blemaster. Bob Kojetin

MEMBERS ABSENT:

Elizabeth Montgomery

STAFF PRESENT:

Joyce Repya and Jackie Hoogenakker

OTHERS PRESENT:

Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES:

The minutes of the February 10, 2009, Heritage Preservation Board Meeting were filed as submitted.

II. COUNTRY CLUB DISTRICT:

A. Certificate of Appropriateness

- 1. H-09-02 4602 Bruce Avenue – Demolish existing home and Construction of a new home**

Planner Presentation

Planner Repya explained the Heritage Preservation Board considered a COA request for a new home at the subject property at the January 13, and February 10th meetings. Approval of the plan as proposed was denied.

Since that time, a work session was held with the developer, Andy Porter, interested neighbors and members of the Heritage Preservation Board. The house plan was evaluated with respect to the aspects that complemented the house on the lot relative to the surrounding properties, as well as those elements that appeared out of place.

Mr. Porter has revised the house plan to reflect the input he received at the work session. Changes to the previous plan are found in the following areas:

1. The front covered entry stoop was removed and the face of the stone was pulled back toward the door. Now, the front entry no longer protrudes past the façade plane of other homes on the block.
2. The oriel window on the front façade was reduced in size providing for a design element that is consistent with similarly styled homes in the District.
3. The mass of the room above the attached garage was reduced by removing 11 feet of living space and replacing it with an open air deck. Additionally, the roof pitch of the remaining room was changed to further reduce the mass.

At the work session, the idea of angling the attached garage away from the south property line thus reducing the length of the south wall was suggested. Mr. Porter entertained that concept, however after conferring with Consultant Vogel, determined that such an asymmetrical garage plan would represent a radical contrast to the traditional rhythm of design elements present in the District, and would not meet the plan of treatment design review guidelines for new home construction, which state that new homes should be compatible in orientation, as well as size, scale, massing, setback, color and texture with historic homes.

Mr. Vogel observed that the proposed changes to the plans reduces the mass of the home, but does not fundamentally alter its Tudor Revival style. He added that the plans meet the design review standards and guidelines for construction of new homes in the Country Club District, and recommended that the HPB grant final approval of the COA for new construction subject to the plans presented subject to Staff's recommended conditions.

Staff finds that the proposed plan reflects the input the developer received at the February 17th work session, is sensitive to the surrounding properties, and meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment, thus approval of the Certificate of Appropriateness is recommended. Findings supporting the recommendation include:

1. The proposed new home meets the design review standards and guidelines for construction of new homes in the Country Club District.
2. The proposed home is within 10% of the average height of the homes to the north and south as required in the District's Plan of Treatment.
3. The changes to the plan reflect the content of the collaborative work session on February 17th.
4. The proposed home demonstrates sensitivity to the surrounding homes and a creative solution to the challenge of infill construction.
5. The façade would be geometrically similar to nearby historic homes and the volume or mass would not adversely affect the historic integrity of

- nearby homes or detract from the historic character of the streetscape.
6. Construction of an attached garage is in character and appropriate in the Country Club District.

Planner Repya concluded staff further recommends that the approval of the Certificate of Appropriateness be subject to:

- The plans presented ,
- An additional meeting to afford interested parties an opportunity to review the proposed plan,
- A year built plaque displayed on the home.

Appearing for the Applicant

Andy Porter and Bill MacLean

Questions and Comments from the Board

Member Forrest asked Planner Repya if neighbors were notified of this meeting. Planner Repya responded in the affirmative.

Member Forrest questioned how denial of a Certificate of Appropriateness is handled. Planner Repya responded language in the Plan of Treatment doesn't specify a procedure, or time frame; however, Mr. Porter has submitted new plans with the recommendation from staff that the "new plans" require at minimum two meetings before the HPB with notification required for each meeting.

Applicant Presentation

Mr. Porter thanked the Board for their input at the February 17, 2009 work session. Mr. Porter outlined for the Board the revisions he made to the plans and with the aid of graphics presented the changes as follows:

- The size of the Oriel window on the front elevation was reduced.
- Removed the covered entry stoop and pulled the face of the stone back toward the door. Door is recessed.
- Improved grade.
- Driveway will be constructed at 11 feet
- Consideration was given to pulling the garage forward toward the street and attaching it to the house at an angle; however, that approach was abandoned.
- 11 feet of area above the garage was removed and replaced with an open air deck, thereby reducing mass. The pitch of the roof over that element was also changed.

Questions and Comments from the Board

Member Rehkamp Larson applauded Mr. Porter's effort to reduce mass; however, stated that in her opinion the reduction in the ridge line has produced a less attractive house. Member Rehkamp Larson said that historically this type of house is simple and symmetrical, adding the only negative comment she has is with the new form.

Public Comment

Planner Repya told the Board Mr. Anderson, 4603 Casco Avenue was unable to attend this evenings meeting. Planner Repya relayed his comments as follows:

- Preserve the stand of trees along the rear property boundary
- Supports the attached garage as depicted on the plans
- Not in favor of detaching the garage

Vicky Slomiany, 4604 Bruce Avenue, acknowledged that Mr. Porter has performed on everything he was asked to do. Ms. Slomiany referred to graphs she compiled indicating square footage and FAR of homes on the 4600 block of Bruce Avenue. Ms. Slomiany said she found that the subject home is the second largest on the block (4608 Bruce is the largest) and the new house has a .50 FAR which is the highest, but not off the charts. Continuing, Ms. Slomiany requested that the row of pine trees be preserved, adding she would like to see "more teeth" put in that condition. Concluding, Ms. Slomiany reiterated the proposed house isn't off the charts, adding the house isn't perfect, but she can live with it.

Mr. Dan Dulas, 4609 Bruce Avenue, stated his concern is with the length of the building wall, adding in his opinion it's just too long. Mr. Dulas told the Board his house is 55 feet long, pointing out this house is 70+ feet long. Mr. Dulas stated he also believes this project would be better served if a detached garage were constructed.

Ms. Cheryl Dulas, 4609 Bruce Avenue, said her concern is also with the length of the proposed house, adding she was distressed to learn that no one took the possibility of angling the garage seriously.

Member Forrest moved to close the public comment. Member Kojetin seconded the motion. All voted aye; motion carried.

Board Comments

Member Blemaster commented that one of her primary concerns when reviewing projects for COA approval is how it impacts the neighbors. Member Blemaster said in her opinion the charge of the HPB is to protect the neighborhood.

Chair Rofidal asked Consultant Vogel to explain his stance on an angled garage. Vogel responded he was asked if an angled garage is consistent with historic houses, adding his response was no. Member Forrest commented that in her opinion if the garage were angled it would be seen from the front street, adding she likes the fact that the garage will not be seen from the front street.

Member Rehkamp Larson reiterated that her issue is with the form of the house. She pointed out that the shed roof on the garage stops abruptly and suggested that the shed roof be extended over the double doors. Member Rehkamp Larson also suggested that another way to reduce mass would be to adjust the pitch of the ridge (west end north elevation). This would balance the roof. Mr. Porter stated he agrees with those suggestions.

Member Forrest mentioned the importance of keeping the trees safe during the construction phase of the project and asked Mr. Porter to implement measures to protect these trees during construction.

Member Kojetin stated that he believes a final vote needs to be taken at some point. He added he understands that this is considered a “new application”; however, the Board has heard this request numerous times and each time has added conditions which Mr. Porter has performed on. Concluding, Member Kojetin said there comes a time when the Board needs to grant final COA approval.

Member Fukuda told Mr. Porter she commends his response to the Board’s suggested design changes.

Member Blemaster commented that in her opinion she wouldn’t want to live next to a house 70 feet long, adding for safety reasons she wouldn’t want a detached garage either. Member Blemaster said she agrees with the changes suggested by Member Rehkamp Larson.

A brief discussion ensued with the Board acknowledging that Mr. Porter has appeared before them a number of times; however, since the application presented this evening is considered a “new” application one more meeting is required. Mailed notice would also be required for the next meeting allowing neighbors ample time to review the house plans.

Board Action

Member Kojetin moved to forward H-09-02, 4602 Bruce Avenue to the regular April meeting for final Certificate of Appropriateness approval noting the following suggestions:

- **Retain the stand of trees along the west property line and implement procedures to protect them during the construction phase.**

- **The shed roof will be extended over the double doors of the garage; and**
- **Adjust the pitch of the ridge on the west end of the north elevation to balance with the roof on the east end.**

Member Forrest seconded the motion. All voted aye; motion carried.

B. 4615 Wooddale Avenue – Demolition Update

Planner Repya told the Board she was present when the house at 4615 Wooddale was demolished, adding Mr. Busyn documented the demolition and took photos of the process. Planner Repya reported during demolition the one story sun porch just “popped off”, adding the porch was only anchored by one bolt. Another interesting find was that the house was insulated with horse hair.

III. PUBLIC COMMENT:

None.

IV. 2009 HERITAGE AWARD:

Planner Repya reminded the Board nominations are still be taken for the 2009 Heritage Award. A press release will be issued and the nomination process will also appear in the Spring About Town.

Member Rehkamp Larson told the Board a building that could be considered for an award is at the corner of 50th & France Avenue

V. OTHER BUSINESS:

COA Process:

Member Forrest said one obstacle that occurs during the COA process is the discrepancy between the HPB guidelines and the Zoning Code, adding this is something the committee is looking into. Continuing, Member Forrest also noted that the committee is looking at adding language in the Procedures that address “informal meetings” (meeting were no action is taken).

New Member(s) News:

Chair Rofidal reported that Board replacement interviews are being conducted, adding he sat in on the interviews and found there are some good candidates out there. Chair Rofidal said that he believes a decision will be made in the next few weeks.

VI. NEXT MEETING DATE:

April 14, 2009

VII. ADJOURNMENT:

The meeting was adjourned at 9:00 PM

Jackie Hoogenakker
Submitted by